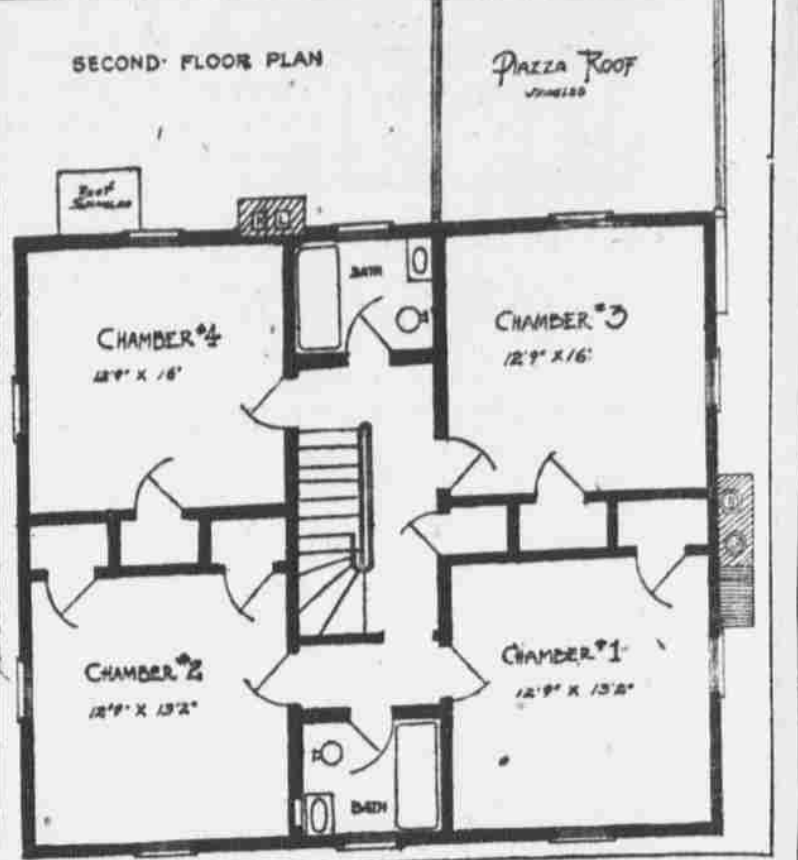
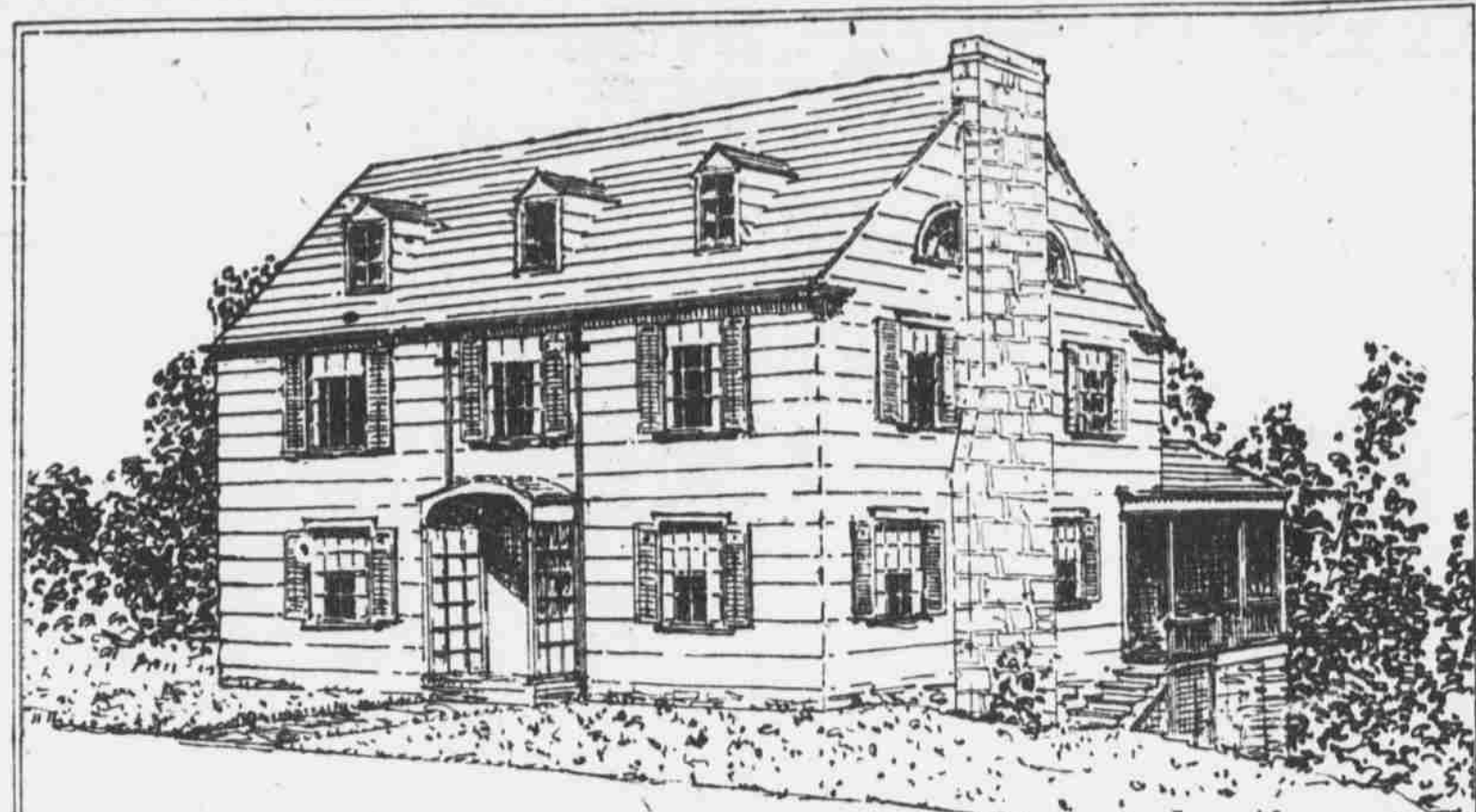
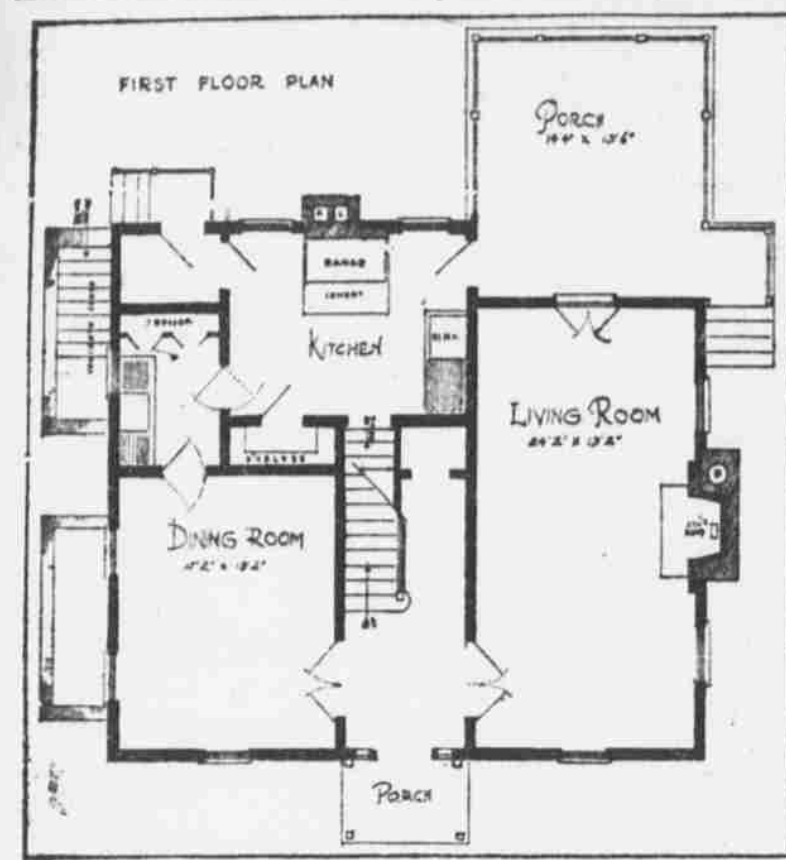


## HOME BUILDING JOURNALS THROUGH NEW YORK'S SUBURBS



EIGHT ROOM HOUSE of MODIFIED COLONIAL DESIGN - PRICE \$23,000.

Warm sunshine and the notes of the robin and bluebird in the parks and squares of the great city during the last week have turned the attention of home seekers toward the suburbs and the country. Until the last fortnight it has been well nigh impossible to give any practical attention to the subject of buying a country or suburban home. Buses and wrecked train schedules have kept the city dwellers at home and quite busy shoveling the snow from their sidewalks. The tide has turned, however, and from now on there will be a veritable avalanche of buyers let loose on the offices of the country real estate brokers and developers.

The picture shown above is a good likeness of an attractive suburban home.

In what is perhaps one of the best liked suburban countries to Manhattan, it is an eight room dwelling of a simple yet pleasing modified New England Colonial design, and with its typical dormer windows and red roof, exterior stone chimney harmonizes prettily with its rustic surroundings and fits appropriately on the plot which measures 70 by 80 feet.

There will be no necessity for making improvements on the area of green grass surrounding this house for the purpose of erecting a garage. That quite modern and necessary adjunct has been thoughtfully located under the rear piazza and can be partially seen in the picture below the right end of the house.

Cash Payment of \$5,750 Required.

The owner of this house has placed a valuation of \$23,000 on it and they require a cash payment of 25 per cent, or about \$5,750. The second, or purchase money mortgage, which will amount to

about \$17,250, may be paid off on terms which will be arranged to suit.

Located in the heart of this famous residential section, the house is nine miles from the Grand Central Terminal and the trip by train over an electrified railroad, requires about forty minutes.

The construction, charge is \$8.50 a month. There are more than sixty trains daily and service is admittedly as good as can be found anywhere within the metropolitan district.

The builder says that the house will be ready for occupancy by the middle of April. Although handicapped by the severe situation confronting the building market, and the uncertainty of labor charges, they are starting a building development in this section, and expect to complete a dozen dwellings of

various design and prices between now and next fall. The developers own about 20 acres adjacent to the railroad station.

The exterior style, as the cut reveals, is in wide bungalow siding, with light green shutters and red brick porch foundation. The main foundations are of field stone. Opening off to the right of the reception hall is the living room with the tapestry brick fireplace and mantel. To the left is the dining room. Opening off the rear of the dining room is the butler's pantry and kitchen. There is a rear service entry at the rear of the kitchen to the left, and an entrance from the kitchen to the living room.

The interior finish on the first and second floors is ivory white enamel trim

with mahogany stained doors. The floors are narrow matched strips of beech wood which resembles maple. On the third floor, there is an extra sleeping room and provision for the installation of a third bathroom, the finish is in North Carolina pine.

Sleeping Rooms Light and Airy.

The second floor contains four sleeping rooms, all light and airy. The two bedrooms are finished with up to date plumbing, tiled walls, built in tubs and pedestal lavatories. The lighting is by electricity and the builders have selected the fixtures with special view to exercising good taste.

The heating system is steam, and the kitchen range is a coal burner. There

is an extra coal range in the basement for the laundry. There are large clothes closets in each bedroom and on the third floor.

The section in which this home is located is near the heart of one of the oldest residential colonies to be found in the entire country. It has rugged wooded slopes, rising nearly 30 feet above a picturesque river, which winds through the estate. There are bold ledges of granite and massive oak, elm and birch trees. The town is free from factories, and there are five country clubs within convenient motoring distance, where golf and tennis playing is the centre of sporting interest.

The estate borders on one of the most famous parkways in the metropolitan district. Some picturesque drives are to

be found among the hills of the country. Both fresh and salt water bathing and boating are to be had within a short run by motor. The section has been developed long enough to admit of ample shopping facilities as far as the routine daily demands are concerned. The New York scores make daily deliveries. There is also an all the year around hotel with modern equipment for transient and permanent guests within a short distance from the house.

All Assessments Paid.

Owners of the property state that all assessments for improvements have been paid in advance. Careful restrictions and community organization will protect the buyers from future undesirable invasions. Titles are examined and insured by a local title and mortgage company.

As has already been explained, the sale price of the house is \$23,000. The first or permanent mortgage is for \$10,000. The annual carrying charges on the house, under the terms outlined by the owners, will on this basis appear about as follows:

Interest on \$10,000 mortgage, 4 per cent, \$400.00  
Taxes, \$100.00  
Insurance and water, \$100.00  
Total, \$600.00

The owners, after they have settled terms of paying off the purchase money mortgage, amounting to \$17,250, will require that the payments be made in quarterly installments.

Readers desiring further information regarding the location of the house, the details of the arrangements of the house, are requested to write to the Real Estate Editor of THE SUN AND NEW YORK HERALD.

## Yale &amp; Towne Building Sold; Other Late Realty News

The twelve story Yale & Towne building, 601-611, at 9 and 11 East Portland street, was bought yesterday by the Metropolitan Credit Corporation of 131 Broadway, whose activities are largely confined to financing automobile dealers. The seller was Frederick Brown, who acquired the property several weeks ago through Brown & Brown. The same buyers negotiated the resale and have been appointed agents by the new owners. Yale & Towne Company, who occupied the building, now have offices there, and the buyers will move into the neighborhood of 130,000 for the property.

Big Warehouse Sold.

Durand Company sold for the James Harvey Realty Corporation of Union, N. Y., represented by William A. White & Sons, the six story building at the northeast corner of Washington and West Eleventh streets, known as 73 and 75 Washington street and 217 to 219 West Eleventh street, with frontages of 75 and 115 feet respectively. The buyer is the James Harvey Realty Corporation, recently formed, which will offer it for resale.

New Apartments Planned.

The newly organized H. West & Sons, seventh street, has been planning for some time to build a modern apartment building at the northeast corner of Broadway and West Eleventh street. The building is to be a modern structure, with a garage, and is to be built on a lot owned by the company. The company has been planning for some time to build a modern apartment building at the northeast corner of Broadway and West Eleventh street. The building is to be a modern structure, with a garage, and is to be built on a lot owned by the company.

Church Site for Theatre.

St. Luke's Church, at 223 to 225 West Forty-second street, one of the oldest churches in the city, will soon undergo a change of ownership. The trustees have received an offer for its sale and are considering its acceptance. The edifice, which covers a plot of 4,000 sq. ft., is being sought at a price of \$100,000.

General Motors Buy Truck.

The Monmouth County, N. J., has been sold to the General Motors Corporation. The property consists of six acres, located on the Pennsylvania and Central Railroad tracks just north of the Red Bank station. On the property at the present time are a stable, a garage, and a house. The property has been purchased with the intention of using it as a demonstration plant for the trucks and various other classes of trucks for the farm and household.

Make \$1,000,000 Lease.

Thomas J. O'Brien leased for twenty years to the General Motors Corporation, the southeast corner of Broadway and 151st street through to Wadsworth avenue, a two-story building, at plot 1022. The building is a large structure, with a garage, and is to be built on a lot owned by the company. The company has been planning for some time to build a modern apartment building at the northeast corner of Broadway and West Eleventh street. The building is to be a modern structure, with a garage, and is to be built on a lot owned by the company.

Business Buildings Sold.

Charles F. Neve Company sold for the Boston Realty Company, 225 East street, 225 to 227, a five story store and loft, to Joseph T. Neve, president.

Ryan & Co. with H. M. Weil Co. will the business building, 15100, at 200 West Thirty-fourth street.

Durand Company sold for James Harvey Realty Corporation of Union, N. Y., through William A. White & Sons to the Twenty Realty Company, a five story business building, 15100, at the northeast corner of Washington and West Eleventh streets.

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For Joseph H. Hill the two five story townhouses, 207-209, at 422-424 West Fifty-sixth street.

A client of Louis W. Greenwald sold to Helen S. Greenwald the townhouse at 50 East 133rd st., 25-27.

Ryan & Co. and E. S. Sessler sold a five story flat, 15100, at 355 West 140th st., to a Mrs. Sessler, who resided at a suburban home. The same brokers also sold 425 West Forty-seventh st., a five story triple flat for Mrs. Annie Arnold, to J. S. Kinsling.

In the Dwelling House Mart.

Harris, Voight & Co. sold for Miss Elizabeth F. Leigh the four story dwelling, 25101, at 275 Lexington av., to the Bryn Mawr Club.

Hagopian Realty Company sold for the estate of Richard Deane a five story dwelling, 25100, at 35 West Eighty-third st., to Bruce Reynolds, who will convert it into small apartments.

Intervest Realty Company sold 2 West 121st street, a five story dwelling, 16,831-16,833, at 7 West Eighty-seventh st., to Louis Kilham.

W. A. A. sold to H. Rubin the five story dwelling, 25100, at 44 West Fifty-second street, which the sellers recently purchased from Hiner Wyckoff.

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## RENT LAWS WILL NOT BUILD HOMES

Continued from First Page.

Brooklyn Flats to Be Put Up for Sale.

Ward Piano Company purchased a five story factory at Brook avenue and East 15th street through Harvey B. Newman.

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